

State Use:  
PID:



All information supplied is confidential and protected from public disclosure. [CH 59 S52B]  
Return this form within sixty (60) days.

**CITY OF CHELSEA**  
**ASSESSOR'S OFFICE**  
*Calendar Year 2021*  
*Income and Expense Request*

Dear Property Owner:

**Property Location:**

The Board of Assessors is requesting income and expense information on commercial, industrial, and apartment properties to help us determine equitable values for assessment purposes. This request is for income and expense information relative to the operation of real estate and not the business use with the real estate.

When determining income producing property values, the Board must weigh financial as well as physical attributes. By completing and returning the enclosed form, you help ensure the development of a sound basis to estimate the income approach to value. Please be aware that this information will be used only to determine market income and expense levels for commercial, industrial, and apartments. In accordance with State Law, all information listed on the forms is not available to the public for inspection. [CH 59 S52B]

While it is in the best interest of property owners to contribute to the establishment of fair assessments, Massachusetts Law also requires such disclosure.

Section 38D of Chapter 59

**Written Return of Information to Determine Valuation of Real Property**

A board of assessors may request the owner or lessee of any real property to make a written return under oath within sixty days containing such information as may reasonably be required by it to determine the actual fair cash valuation of such property.

Failure of an owner or lessee of real property to comply with such request within 60 days after it has been made by the board of assessors shall be automatic grounds for dismissal of a filing at the Appellate Tax Board. The appellate tax board and the county commissioners shall not grant extensions for the purposes of extending the filing requirements unless the applicant was unable to comply with such request for reasons beyond his control or unless he attempted to comply in good faith. If any owner or lessee of real property in a return made under this section makes any statement which he knows to be false in a material particular, such false statement shall bar him from any statutory appeal under this chapter.

If an owner or lessee of Class one, (e.g. apartment) property fails to submit the information within the time and in the form prescribed, the owner shall be assessed an additional penalty for the next ensuing tax year in the amount of \$50.00 but only if the board of assessors informed the owner or lessee that failure to submit such information would result in the penalty.

If an owner or lessee of Class three, commercial or Class four, industrial property fails to submit the information within the time and in the form prescribed, the owner or lessee shall be assessed an additional penalty for the next ensuing tax year in the amount of \$250.00 but only if the board of assessors informed the owner or lessee that failure to so submit such information would result in the penalty.

**Please note:** Massachusetts General Law provides that failure to respond timely and accurately to this information request within sixty (60) days of the postmarked date shall cause you to lose your right to appeal your assessment.

**Submitted by:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

PID:

The Board of Assessors sincerely appreciates your cooperation in supplying this information. If you have any additional comments regarding this property, please feel free to attach an additional sheet.

**THIS FORM IS CONFIDENTIAL AND NOT A PUBLIC RECORD**

Please return the form to [assessing@chelseama.gov](mailto:assessing@chelseama.gov) or mail to:

Assessor's Office  
Chelsea City Hall, 500 Broadway, Room 211  
Chelsea, MA 02150  
(617) 466-4010



**ALL DOCUMENTS MUST BE RETURNED WITHIN 60 DAYS**

<b>Property Location:</b>	<b>APARTMENT PROPERTY</b>	<b>Income for Calendar Year</b>
<b>PID:</b>	<b>Rental Income Statement</b>	<b>2021</b>

**Occupancy Information:**

Floor Level	# BR / # Baths	Heat (Y/N)	Electricity (Y/N)	Monthly Rent	Annual Rent	Lease or TAW	Furnished or Unfurnished	Parking
				\$	\$			
				\$	\$			
				\$	\$			
				\$	\$			
				\$	\$			
				\$	\$			
				\$	\$			
				\$	\$			
				\$	\$			

Property Summary	# of Units	Avg Monthly Rent	Owner Occupied?	Parking Information	Total # of Spaces	Single Space Monthly	
Studio		\$		Indoor:		\$	
One		\$		Outdoor:		\$	
Two		\$		Total:			
Three		\$		Comments:			
Four		\$					
Total # of Units		\$					
Total # Vacant on January 1		\$					

**Calendar Year Income Summary**

Total Potential Gross Income	Total Concessions	Total Vacancies	Total Collection Loss	Total Parking Income	Total Other Income	Total Rent Collected
\$	(\$ )	(\$ )	(\$ )	\$	\$	\$

PID:		Location:		Expenses for Calendar Year: 2021	
	Landlord Amount	Tenant Amount		Landlord Amount	Tenant Amount
Management & Administrative			Maintenance & Cleaning		
Management Wages or Fee	\$	\$	Wages	\$	\$
Legal & Accounting	\$	\$	Supplies	\$	\$
Security Wages	\$	\$	Maint. Service Contract Fee	\$	\$
Payroll	\$	\$	Grounds Keeping	\$	\$
Group Insurance	\$	\$	Rubbish Removal	\$	\$
Telephone	\$	\$	Snow Removal	\$	\$
Advertising	\$	\$	Exterminator	\$	\$
Commissions	\$	\$	Other	\$	\$
Other	\$	\$		\$	\$
Total	\$	\$	Total	\$	\$
Repairs & Alterations			Capital Improvements		
Exterior	\$	\$	Description		
Interior	\$	\$		\$	\$
Mechanical	\$	\$		\$	\$
Electrical	\$	\$		\$	\$
Plumbing	\$	\$		\$	\$
Total	\$	\$	Total	\$	\$
Utilities			Other Expenses		
Electricity	\$	\$	Real Estate Taxes	\$	\$
Gas	\$	\$	Reserve for Replacement	\$	\$
Oil	\$	\$	Apartments for Employees	\$	\$
Water	\$	\$	Insurance (1 yr. Premium)	\$	\$
Sewer	\$	\$		\$	\$
Total	\$	\$	Total	\$	\$
Comments:					